



Powell Street, TS26 9BN
2 Bed - House - End Terrace
£52,000

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***** NO CHAIN INVOLVED ***** A two bedroom end terraced property with the benefit of an **EXTENDED KITCHEN** and first floor bathroom. The home would make an ideal purchase for a buy to let investor and is ideally located off Elwick Road, close to both schools and amenities. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to the spacious lounge with attractive feature fire surround, the extended kitchen/dining room is fitted with units to base and wall level with space for free standing appliances. To the first floor are two bedrooms, the master with fitted wardrobes, they are served by the bathroom which incorporates a four piece suite. Externally is a low maintenance yard at the rear with gated access.







GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, door to lounge.

LOUNGE

15'3 x 14'2 (4.65m x 4.32m)

A pleasant family lounge with an attractive feature fire surround and tiled cast iron fire, beautiful stripped wood flooring, picture rail, coving to ceiling, television point, double radiator, closed off staircase to the first floor.

KITCHEN/DINING ROOM

13'7 x 9'5 extending to 13'2 (4.14m x 2.87m extending to 4.01m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, space for free standing appliances including space for cooker with extractor hood over, recess with plumbing for washing machine and space for free standing fridge/freezer, tiling to splashback, uPVC double glazed door to the rear yard, uPVC double glazed window to the rear aspect, skylight, tiled flooring, useful under stairs storage cupboard, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

14'2 x 12'7 (4.32m x 3.84m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted wardrobes with overhead storage space and dressing area, fitted carpet, dado rail, coving to ceiling, convector radiator.

BEDROOM TWO

9'6 x 6'7 (2.90m x 2.01m)

uPVC double glazed window to the side aspect, fitted carpet, dado rail, double radiator.

BATHROOM/WC

8'11 x 7'2 (2.72m x 2.18m)

Fitted with a four piece suite comprising: panelled bath with dual taps, corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, panelling to part walls, 'laminated' effect flooring, uPVC double glazed window to the rear aspect.

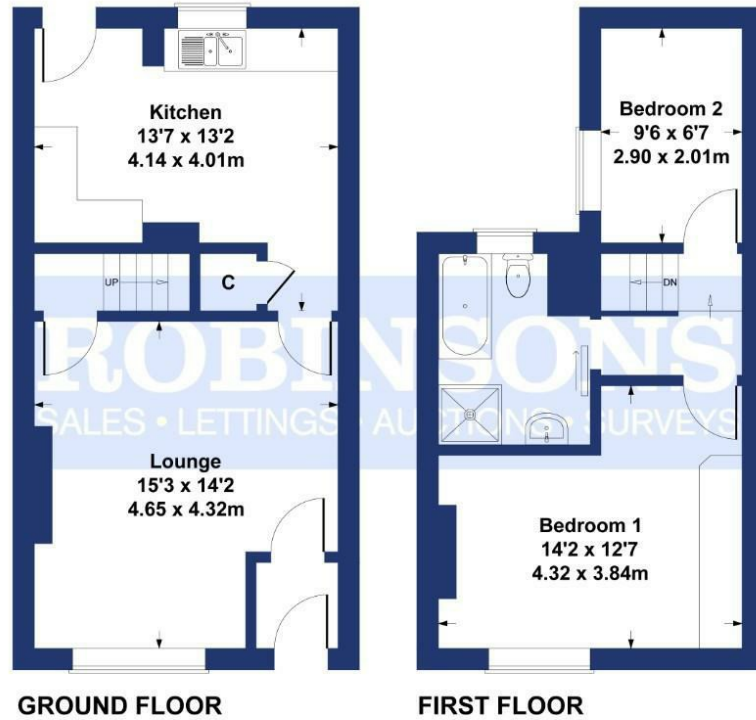
OUTSIDE

The property features a low maintenance enclosed yard with gated access.



Powell Street

Approximate Gross Internal Area
740 sq ft - 69 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	